



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** July 28, 2016

**From:** Wayne Craig  
Director of Development

**File:** DV 15-718208

**Re:** Application by James and Sonal Leung for a Development Variance Permit at  
11400 Kingfisher Drive

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### Staff Recommendation

That a Development Variance Permit be issued that would vary the maximum lot coverage permitted under "Land Use Contract (006) Bylaw No. 2938" from 33% to 40% to permit the construction of a new two-storey single detached dwelling at 11400 Kingfisher Drive.

  
Wayne Craig  
Director of Development

CL:blg  
Att.

## **Staff Report**

### **Origin**

James and Sonal Leung have applied to the City of Richmond for permission to vary the maximum lot coverage permitted under “Land Use Contract (006) Bylaw No. 2938” (hereafter referred to as “the LUC”) from 33% to 40% to develop a new two-storey single detached dwelling at 11400 Kingfisher Drive (Attachment 1). The subject site currently contains a single detached dwelling, which will be demolished at future development stage. A topographic survey of the subject property is included in Attachment 2.

Although City Council adopted Richmond Zoning Bylaw 8500, Amendment Bylaw 9304 and LUC 006 Early Termination Bylaw No. 9305 on November 24, 2015, to establish the underlying zoning for the subject site and to terminate the LUC, the LUC remains on the land title record until November 24, 2016. For the one-year period, while both the Zoning and the LUC are operative, the provisions of the LUC prevail. Any development proposed at the subject site during the one-year period must be consistent with the LUC, and where it is not, the applicant must seek a Development Variance Permit to vary the provisions of the LUC.

The LUC references the “General Residential District II” zone of Zoning Bylaw No. 1430 (as it existed at the time that the LUC was approved in 1973). Under Bylaw No. 1430, the maximum lot coverage for buildings is 33%, and the maximum building height is three (3) storeys above natural grade.

The applicants are seeking permission to vary the maximum lot coverage requirement under the LUC from 33% to 40% to accommodate the proposed floor area within a two-storey single detached dwelling on the subject site, which will result in a dwelling that is more consistent with the height of existing dwellings in the surrounding neighbourhood.

### **Development Information**

Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant LUC requirements.

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the north and south, are single detached dwellings on lots governed by LUC 006.
- To the east, fronting Bittern Court, are single detached dwellings on lots governed by LUC 006.
- To the west, immediately across Kingfisher Drive, is Westwind Elementary School and a townhouse complex on lots zoned “School & Institutional Use (SI)” and “Low Density Townhouses (RTL1)”, respectively.

## Related Policies

### Official Community Plan/Steveston Area Plan

The 2041 OCP's Land Use Designation for the subject site is "Neighbourhood Residential". The Steveston Area Plan's Land Use Designation for the subject site is "Single-Family". This proposal is consistent with these land use designations.

### Staff Comments

The proposed development plans attached to this report (Plan # 1 to Plan # 3.d.) have satisfactorily addressed the planning and design issues identified as part of the review of this Development Variance Permit application. In addition, the proposal complies with the applicable policies contained within the Official Community Plan (OCP), and would comply with all aspects of LUC 006 with the exception of the lot coverage variance requested.

### Land Use Contract Compliance/Variations (staff comments in **bold**)

The applicants have requested to vary the maximum lot coverage permitted under "Land Use Contract (006) Bylaw No. 2938" from 33% to 40% to permit the construction of a new two-storey single detached dwelling at 11400 Kingfisher Drive.

***Staff recommends support for the proposed variance to the Land Use Contract to increase the permitted lot coverage from 33% to 40% for the following reasons:***

- a) ***The proposal is an acceptable option to enable the construction of a single detached dwelling that is lower in height than what is permitted under the LUC for the subject site and that is instead consistent with the height of dwellings constructed under the "Single Detached (RS1/E)" zone, which are limited to a maximum of 2 ½ storeys. The table below provides a comparison of the relevant requirements of the LUC, underlying RS1/E zoning, and the proposal at the subject site.***

Requirement	Proposed Dwelling	LUC 006	RS1/E Zoning
Principal Dwelling Size:	394.5 m <sup>2</sup> (4,246 ft <sup>2</sup> ) (includes garage & covered porches)	Max. 478.27 m <sup>2</sup> (5,148 ft <sup>2</sup> ) (includes garage & covered porches)	Max. 337.17 m <sup>2</sup> (3,629 ft <sup>2</sup> ) (includes garage & covered porches)
Lot Coverage (Buildings):	39.57%	Max. 33%	Max. 45%
Building Height:	2 storeys (7.5 m from average finished site grade to top of roof)	Max. 3 storeys above natural grade	Max. 2 ½ storeys (9.0 m from average finished site grade to top of roof)

- b) ***Staff worked with the applicant to achieve architectural and landscape designs that respond to the objectives contained within the OCP to design development that provides visual interest, breaks down the massing through the use of varied materials and colours, and remains sensitive to the existing adjacent single-family housing context.***

- c) The proposal results in a smaller floor area than what is permitted under the LUC for the subject site, and is more consistent in size with what would be permitted for new dwellings in the underlying Single Detached (RS1/E) zoning.*
- d) The applicant has provided a list of names and addresses of neighbouring property owners who have reviewed the proposed plans and who are in support of the application (Attachment 4).*
- e) Discharging the LUC is not requested by the applicant at this time.*

## **Analysis**

### ***Conditions of Adjacency***

- The subject site is bordered to the west by the City road allowance for Kingfisher Drive (consisting of the pavement width, curb, gutter, sidewalk and boulevard) which measures approximately 20 m in width. This provides an adequate separation between the proposed new dwelling and the properties to the west.
- An existing 3.0 m wide statutory right-of-way for utilities along the north property line of the subject site enables a greater separation than would normally occur between the proposed new dwelling and the property to the north. The proposed new dwelling has also been designed to break up the building mass along that interface by stepping back the east half of the north façade; which results in further separation to the property to the north.
- The standard south side yard and rear yard setbacks are proposed, consistent with those of existing dwellings on lots to the east and south. The proposed new dwelling has also been designed to break up the building mass on these interfaces through articulation of building facades.
- Furthermore, the proposed new dwelling has been designed to minimize overlook onto adjacent properties.

### ***Site Planning, Urban Design, and Architectural Form & Character (Plan # 1 to Plan # 3.d.)***

- The siting of the proposed dwelling is relatively consistent with that of the existing dwelling on the property, and complies with the minimum setbacks under the LUC.
- The development proposal includes an adequately sized private outdoor space and patio in the rear yard off the kitchen/living area on the main floor.
- The proposed vehicle access to the subject site is from a driveway that will be located in the middle of the lot frontage on Kingfisher Drive. The proposed pedestrian access to the subject site is from a pathway leading from the sidewalk on Kingfisher Drive to the front porch and main entrance of the dwelling.
- The design of the street front elevation of the dwelling includes adequate articulation, clear definition of each storey, as well as a variety of exterior cladding materials and window openings to provide for visual interest and to maintain a pedestrian scale (e.g. fibre cement panels, wide horizontal cedar-motif aluminum siding, porcelain tile).
- Although the proposed dwelling design is contemporary in style, its design incorporates universal elements to relate to its surrounding context, such as a varied material and colour palette to break up the building into smaller components and a covered main entry.

***Tree Protection & Landscaping***

- A Landscape Plan, prepared by a Registered Landscape Architect, has been submitted by the applicant, which addresses proposed tree retention, tree planting, and landscape design (Plan # 2).
- All on-site and off-site trees in close proximity to shared property lines are proposed to be retained with the proposed new construction of the dwelling at the subject site.
- The Landscape Plan shows the location of required tree protection fencing trees to be retained, and illustrates that two (2) additional trees are proposed to be planted and maintained on the subject property in the front yard (i.e. Bloodgood Japanese Maple, and Satomi Chinese Dogwood).
- Prior to demolition of the existing dwelling on the subject lot, the applicants are required to install tree protection fencing to City standard around all trees to be protected, in accordance with the City's Tree Protection Information Bulletin (TREE-03). Tree protection fencing must remain in place until construction and landscaping of the proposed dwelling on the subject site is completed.
- Additional landscaping, including a variety of shrubs, grasses, groundcovers, concrete paving, and permeable river rock, is also illustrated in the Landscape Plan (i.e., Flowering Heather, Blue Oat Grass, English Lavender, Goldflame Spiraea, Hicks Yew hedging, and Japanese Spurge).
- There is no fencing proposed in the front yard along Kingfisher Drive. The existing wood privacy fence (6 ft.) along the south property line is proposed to be retained, while a new wood privacy fence (6 ft.) is proposed to be constructed along the north and east property lines. New wood gates are also proposed at the entrance to both side yards.
- In order to ensure that the new trees are planted, that the existing trees are protected, and that the proposed landscaping work is undertaken, the applicant is required to submit a Landscaping Security in the amount of \$22,900 (based on 100% of the cost estimate provided by the Landscape Architect) prior to this application being forwarded to Council for approval.

**Conclusions**

The applicants have requested to vary the maximum lot coverage permitted under "Land Use Contract (006) Bylaw No. 2938" from 33% to 40% to permit the construction of a new two-storey single detached dwelling at 11400 Kingfisher Drive.

The proposed development complies with applicable policies contained within the OCP and Area Plan, and would comply with all aspects of the Land Use Contract, with the exception of the variance discussed.

The applicants have addressed the planning and design issues identified as part of the application review, and staff feels that the proposal is the preferred development option for this site in terms of maintaining a building height and size that is consistent with the character of existing single detached dwellings in the immediate surrounding neighbourhood. On this basis, staff recommends support for the application.



Cynthia Lussier  
Planner 1  
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Topographic Survey

Attachment 3: Development Application Data Sheet

Attachment 4: List of neighbouring property owners who support the proposal

The following are to be met prior to forwarding this application to Council for approval:

1. Submission of a Landscaping Security in the amount of \$22,900 (based on 100% of the cost estimate provided by the Landscape Architect, including trees, all soft and hard landscape material, and a 10% contingency) to ensure that the new trees are planted and maintained and that the proposed landscaping work is undertaken.

Prior to demolition of the existing dwelling on the subject site, the following is required:

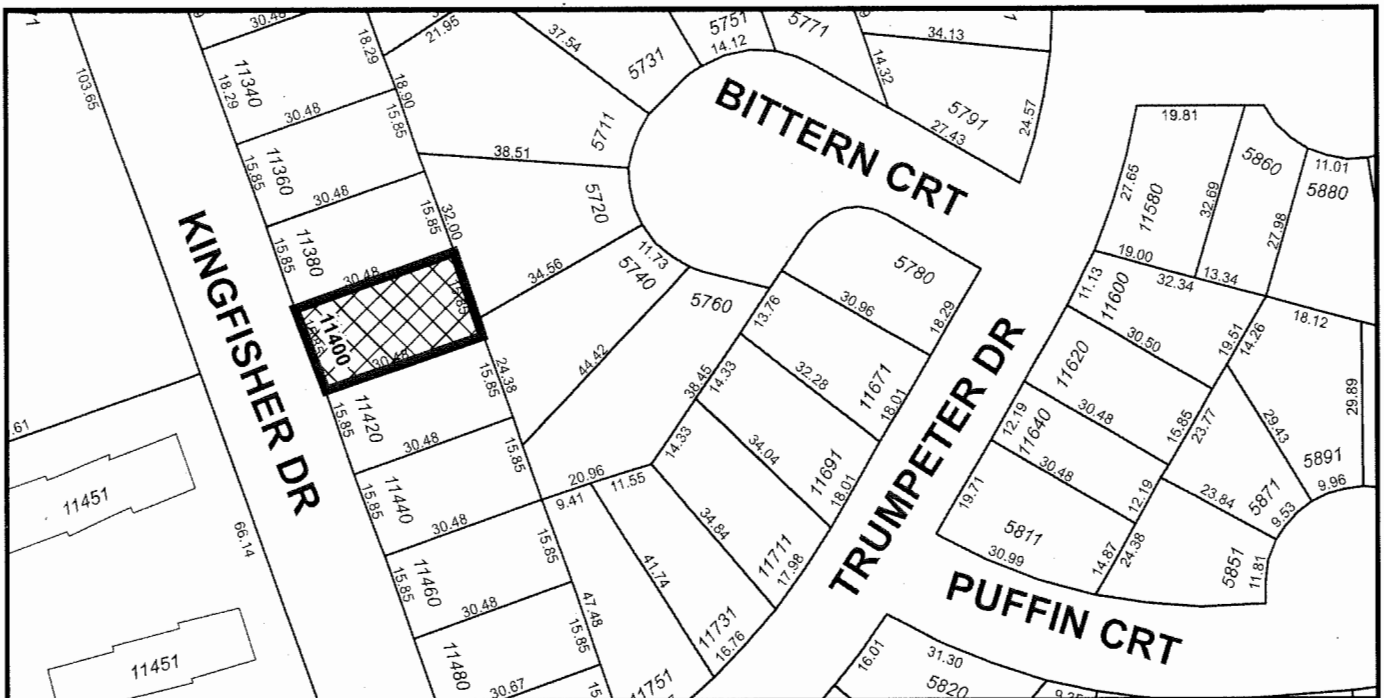
- Installation of tree protection fencing on-site to City standard around all trees to be protected (on and off-site) in accordance with the City's Tree Protection Information Bulletin (TREE-03). Tree protection fencing must remain in place until construction and landscaping on the subject site is completed.

At future Building Permit stage, the following is required:

- Submit Building Permit plans that are consistent with Plans # 1 to # 3.d.
- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Department, if applicable (<http://www.richmond.ca/services/ttp/special.htm>).



# City of Richmond



DV 15-718208

Original Date: 01/25/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHICAL SURVEY PLAN OF LOT 238  
SECTION 1 BLOCK 3 NORTH RANGE 7 WEST  
NWD PLAN 44568**

PID : 003-648-737

0 5 10 15 20  
SCALE 1 : 250 DISTANCES ARE IN METRES

**CIVIC ADDRESS:**

11400 - KINGFISHER DRIVE  
RICHMOND, B.C.

**ELEVATION DERIVATION**

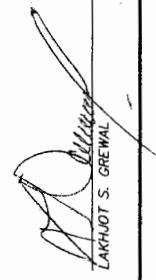
ELEVATIONS ARE GEODETIC DERIVED FROM  
THE CITY OF RICHMOND CONTROL MONUMENT  
No. 77H4827 (HPN#205) ELEVATION=1.044m  
DATUM CVD28GVRD 2005

Lot dimensions and clearances according to  
Field Survey.

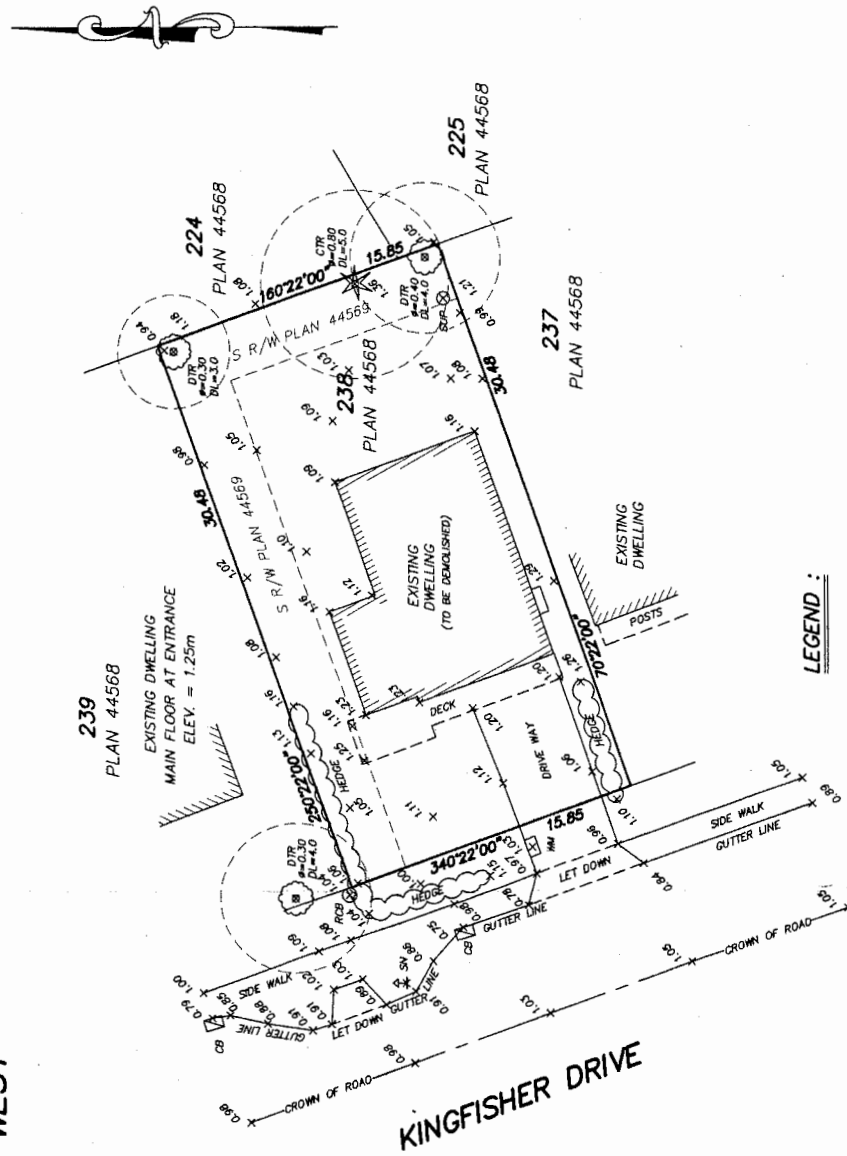
This plan does not show non-plan  
charges, liens or interests.

This plan was prepared for inspection purposes and is  
for the exclusive use of our client. The signatory  
accepts no responsibility or liability for any damages  
that may be suffered by a third party as a result of  
any decisions made or actions taken based on this  
document. This document shows the relative location  
of the surveyed structures and features with respect to  
the boundaries of the parcel described above. This  
document shall not be used to define property lines or  
property corners. All rights reserved. No person may  
copy, reproduce, transmit or alter this document in  
whole or in part without the consent of the signatory.









THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED  
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE  
AND IS CERTIFIED CORRECT THIS 18th DAY OF SEPTEMBER, 2015.

  
LAKSHMI S. GREWAL

B.C.L.S.



**LEGEND :**

- |     |   |                                 |
|-----|---|---------------------------------|
| RCB |  | DENOTES ROUND CATCH BASIN       |
| CB  |  | DENOTES RECTANGULAR CATCH BASIN |
| SIP |  | DENOTES SUMP                    |
| DL  |  | DENOTES TREE'S DRIP LINE RADIUS |
| DTR |  | DENOTES DECIDUOUS TREE          |
| CTR |  | DENOTES CONIFEROUS TREE         |
| WM  |  | DENOTES WATER METER             |
| SN  |  | DENOTES SIGN                    |

**GREWAL & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE : 1508-041  
DWG : 1508-041 T1





DV 15-718208

Attachment 3

Address: 11400 Kingfisher Drive

Applicant: James and Sonal Leung

Owner: James and Sonal Leung

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	483.10 m <sup>2</sup>	No change
Land Uses:	Single detached dwelling	Single detached dwelling
OCP Designation:	Neighbourhood Residential	No change
Area Plan Land Use Designation:	Single-Family	No change
Zoning:	Existing: Land Use Contract (006) Bylaw No. 2938 (termination effective November 24, 2016); Underlying: Single Detached (RS1/E)	No change

	Permitted	Proposed	Variance
Floor Area Ratio:	N/A	N/A	none permitted
Principal Dwelling Size (including garage and covered porch):	Max. 478.27 m <sup>2</sup> (5,148 ft <sup>2</sup> )	394.5 m <sup>2</sup> (4,246 ft <sup>2</sup> )	none
Lot Coverage:	Max. 33% 159.42 m <sup>2</sup> (1,716 ft <sup>2</sup> )	39.57% 191.18 m <sup>2</sup> (2,058 ft <sup>2</sup> )	Variance requested to increase lot coverage from 33% to 40%
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – Side Yard:	Min. 1.2 m	North: 3.0 m South: 1.2 m	none
Setback – Rear Yard:	Min. 6.0 m	6.0 m	none
Building Height (m):	Max. 3 storeys above natural grade	2 storeys (7.5 m as measured from average finished site grade to top of roof)	none

## Support of 11400 Kingfisher Drive Design Signature Sheet

I have reviewed the house plans of James and Sonal Leung and I am in support with the plans as illustrated. In particular I/we have no issue with the rooflines and the window coverages of the building, which is within the City of Richmond guidelines.

Name	Address	Signature
NITI SHARMA	11380 KINGFISHER DR. RICHMOND B.C. V7E 3X5	Niti Sharma
HARISH KRISHNAM		Harish Krishnam
James Howcroft	11420 KINGFISHER DR RICHMOND B.C. V7E 3X5	James Howcroft
KELLY REYNOLDS	5711 BITTERN COURT RICHMOND, B.C. V7E 3W9	Kelly Reynolds
CRAIG TOMPAN	5740 BITTERN COURT. RICHMOND BC	Craig



# City of Richmond

## Development Variance Permit

**No. DV 15-718208**

To the Holder: JAMES AND SONAL LEUNG  
Property Address: 11400 KINGFISHER DRIVE  
Address: C/O 5571 FRANCIS ROAD  
RICHMOND, BC V7C 1K2

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Land Use Contract (006) Bylaw No. 2938" is hereby varied to increase the maximum lot coverage from 33% to 40%.
4. The land described herein, and any buildings, structures, off-street parking facilities, landscaping and screening shall be developed generally in accordance with the terms, conditions, and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof (Plans # 1 to # 3.d.).
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$22,900.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

**Development Variance Permit**  
**No. DV 15-718208**

To the Holder: JAMES AND SONAL LEUNG

Property Address: 11400 KINGFISHER DRIVE

Address: C/O 5571 FRANCIS ROAD  
RICHMOND, BC V7C 1K2

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AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

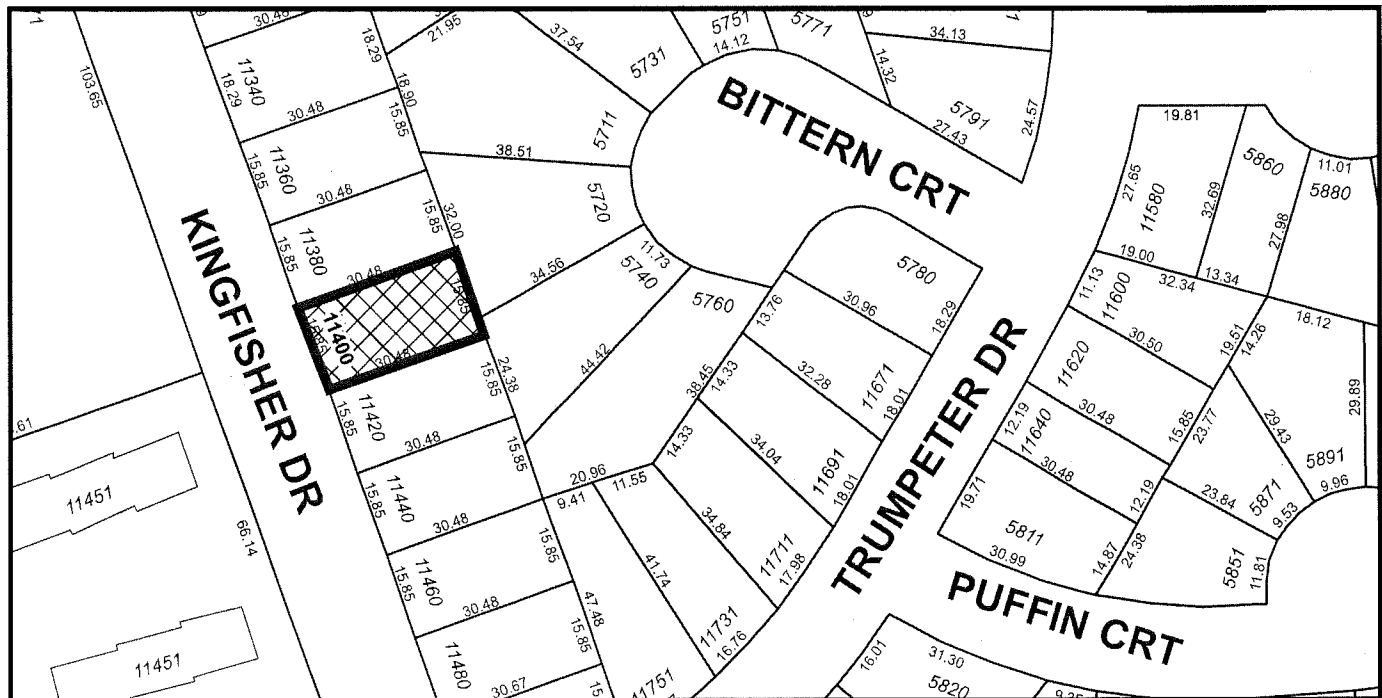
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond

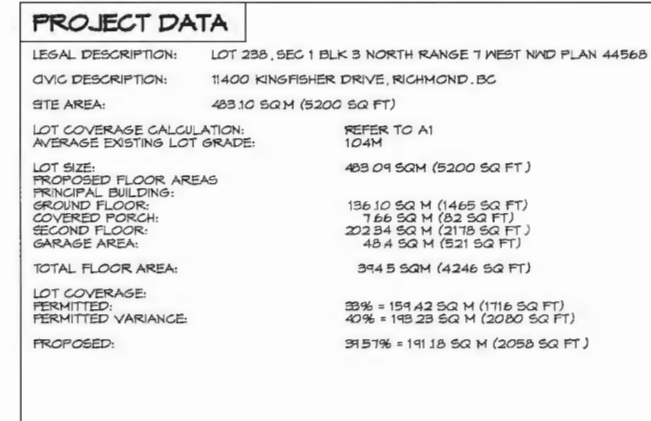


DV 15-718208  
SCHEDULE "A"

Original Date: 01/22/16

Revision Date:

Note: Dimensions are in METRES



**FALSE CREEK DESIGN GROUP LTD.**  
1008 Main Street  
Vancouver, BC V6A 2W1 CANADA  
P 604.688.3131 | F 604.689.4333

[illegible]

Issued	Date
ISSUED FOR DEVELOPMENT PERMIT	6/24/2016

Revision	Date
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LEUNG  
RESIDENCE

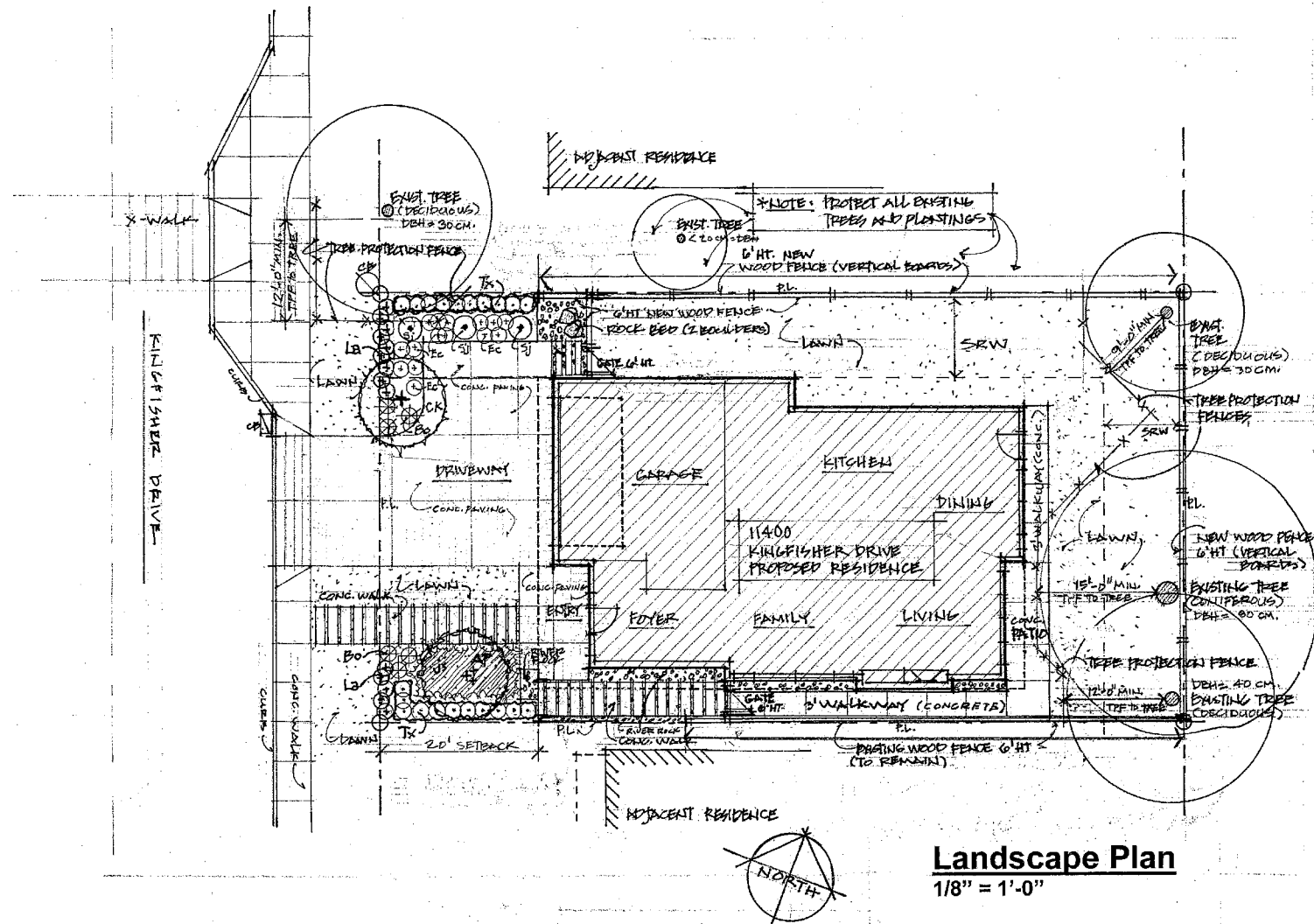
11400 KINGFISHER DR.  
RICHMOND, B.C.

Date	06/13/2016
Scale	1:100
Drawn By	AN
Checked By	J

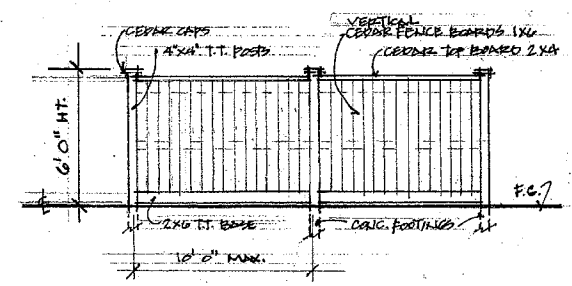
Drawing Title  
**SITE PLAN**

Project No.	Drawing No.
1498	A0

301A-GA-18-KINDergarten-SURVEY MAP



**Landscape Plan**  
1/8" = 1'-0"



**Fence Detail - Vertical**  
(N.T.S.)

**PLANT LIST**

Key	Scientific Name	Common Name	Qty	Size / Notes
<b>TREES:</b>				
AP	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	1	8 cm cal; B&B
CK	Cornus kousa var. chinensis 'Satomi'	Satomi Chinese Dogwood	1	6 cm cal; B&B standard
<b>SHRUBS &amp; GRASSES:</b>				
Ec	Erica carnea 'Springwood White'	White Winter Flowering Heather	15	#2 pot
Bo	Helictotrichon sempervirens	Blue Oat Grass	6	#2 pot; 45cm o.c.
La	Lavandula angustifolia 'Hidcote'	English Lavender	15	#2 pot
Sj	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	3	#2 pot
Tx	Taxus x media 'Hicksii'	Hicks Yew Hedge	21	1.2M ht; B&B
<b>VINES &amp; GROUNDCOVERS:</b>				
Je	Pachysandra terminalis	Japanese Spurge	75	10cm pot; 30cm o.c.

**LIVE PLANTS AREA CALCULATION**

Total Site Area	5,200 sq. ft.
Total Hard Surfaces Proposed (incl. house, driveway, walkways, patios)	3,315 sq. ft.
Total Live Plants Area Proposed	1,885 sq. ft. = 36 %
Minimum Allowable Live Plants Area	30% = 1,560 sq. ft.

**PROJECT NOTES**

- GENERAL:**
- Locate all underground and overhead utilities on site prior to start of work.
  - Refer to Architectural and Civil plans to confirm final grades and site drainage requirements.
- EXISTING TREES:**
- Retain and protect all existing trees to remain on this site and adjacent properties during construction (to City of Richmond standards).
- PLANTING AREAS:**
- All landscape materials, products, and installation to conform to the latest edition of the BCSLA "BC Landscape Standard".
  - Contractor to provide one year warranty on all plant material and lawns.
  - All planting beds to have 2" deep mulch layer of Hemlock/Douglas Fir mulch on 18" deep approved topsoil growing medium. Provide approved edger material for beds adjacent to lawn areas.
  - All lawn areas to be nursery sod on minimum 6" deep approved topsoil.
- PAVING AREAS:**
- Concrete paving areas for driveway, walkways, and patio to be cast in place concrete - natural colour with broom finish.
  - Concrete walkway slabs to be approved precast slabs; or CIP concrete slabs 12" wide x 48" long with 4" spacing between slabs.
- RIVER ROCK BORDERS:**
- River rock areas to be 1 1/2" - 3" diameter smooth, round, river stone to approval. Install 6" deep on approved weed barrier fabric. Install T.T. wood edgers (2"x6") as required - to approval.
  - Landscape boulders to be 30" - 36" diameter; rounded local granite only - no sharp edges or split faces; place 1/3 to 1/2 mass below grade.
- FENCES:**
- All wood fences and gates to be cedar wood with 2 coats of approved wood stain (colour to approval).
  - Use galvanized and/or stainless steel hardware (nails, screws, latches, hinges, fittings, etc.) to provide rust proof connections.
  - Wood fence posts to be preservative treated and installed in concrete footings.

**IMPORTANT:** Copyright reserved. This design and drawing is the exclusive property of K.R. Ross & Associates and cannot be copied or used for any other purpose without the written consent of the Landscape Architect. This drawing is not to be used for construction until issued for that purpose by the Landscape Architect.

Prior to commencement of the Work, the Contractor shall review items shown on this drawing, drawing dimensions, and existing site conditions to identify all discrepancies between the information on this drawing and actual site conditions and information on other drawings. The Contractor shall bring any discrepancies to attention of the Landscape Architect for clarification before proceeding with work.

**CONTACT INFORMATION:**

**K.R. ROSS & ASSOCIATES**  
Landscape Architecture  
Urban Design & Planning

1372 Chartwell Drive  
West Vancouver BC V7S 2R5

Tel: (604) 418-9917  
Email: krr@shaw.ca

**REVISIONS:**

1.	25 JULY 2016	
2.	21 JULY 2016	CITY REVIEW / DFP

FILE # DV15-718208

K.R. ROSS & ASSOCIATES  
Landscape Architects



**LEUNG RESIDENCE**

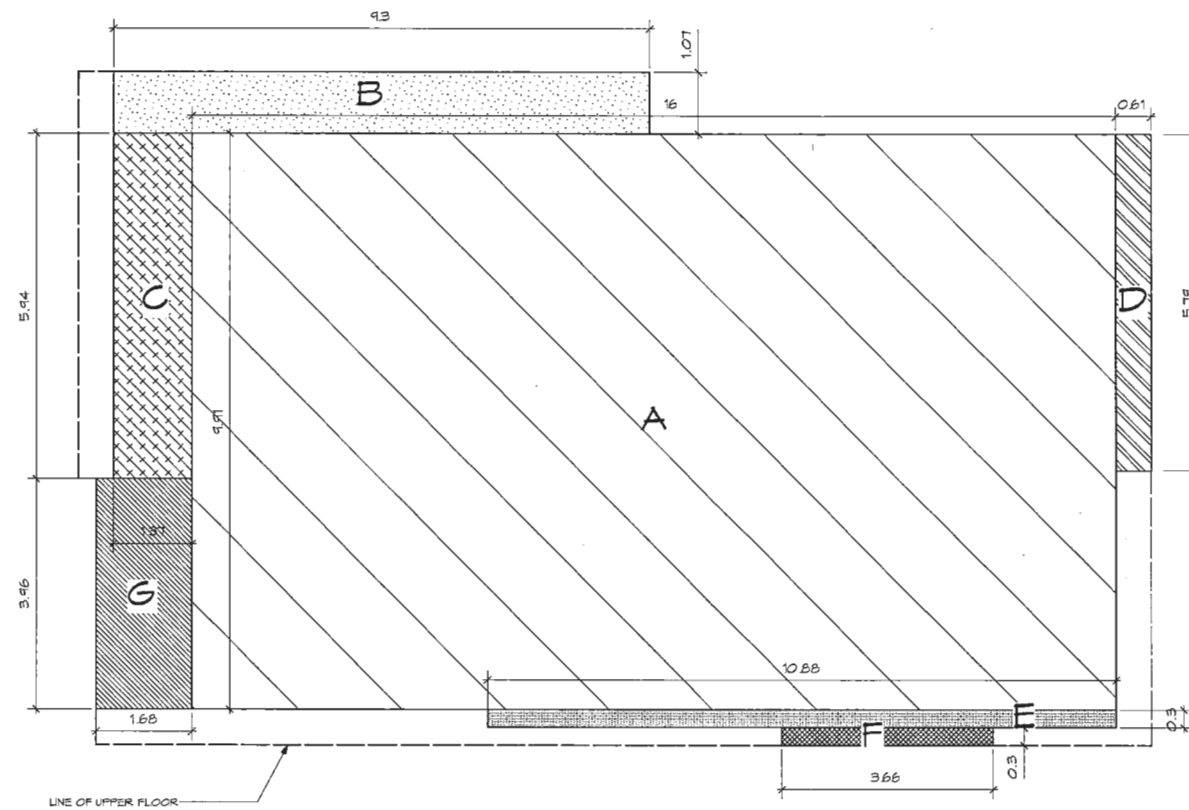
11400 KINGFISHER DRIVE  
Richmond, B.C.

DRAWING TITLE	
LANDSCAPE PLAN	
DESIGNED K.R.	DRAWN K.R.
SCALE 25' DRAWN	
DATE 2016 JUL 21	
DRAWING NO. L-1	

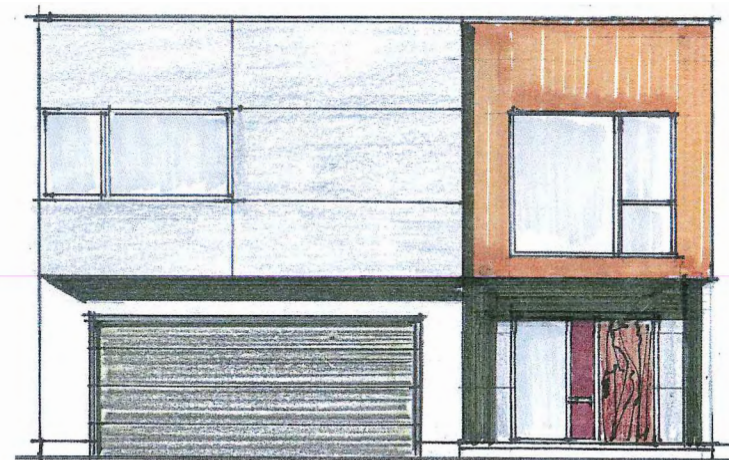
DV 15-718208

PLAN #2





LOT COVERAGE CALCULATIONS		
A	16M X 9.91M	158.56 SQM
B	10.7M X 9.3M	9.95 SQM
C	13.7M X 5.94M	8.14 SQM
D	5.79M X 0.61M	3.53 SQM
E	10.88M X 0.3M	3.26 SQM
F	3.66M X 0.3M	1.09 SQM
G	3.96M X 1.68M	6.65 SQM
TOTAL AREA:		191.18 SQM



FALSE CREEK DESIGN GROUP LTD.  
1008 Main Street  
Vancouver, BC V6A 2W1 CANADA  
P 604.688.3131 F 604.689.4333

THIS DRAWING IS AN INSTRUMENT OF SERVICE AT THE PROPERTY OF FALSE CREEK DESIGN GROUP AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FALSE CREEK DESIGN GROUP. ALL INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE CLIENT ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THE CLIENT'S PART OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING.

ISSUED FOR DEVELOPMENT PERMIT

ISSUED FOR DEVELOPMENT PERMIT 06/24/2016

Revision Date

LEUNG  
RESIDENCE

11400 KINGFISHER DR.  
RICHMOND, B.C.

Date 06/13/2016

Scale 1:50

Drawn By JN

Checked By JT

Drawing Title  
LOT COVERAGE  
PLAN & WEST  
ELEVATION  
RENDERING

Project No. Drawing No.

1498

A1

2016-06-15-Kingfisher-SURVEY.dwg

CV 15-718208

PLAN #3.a.

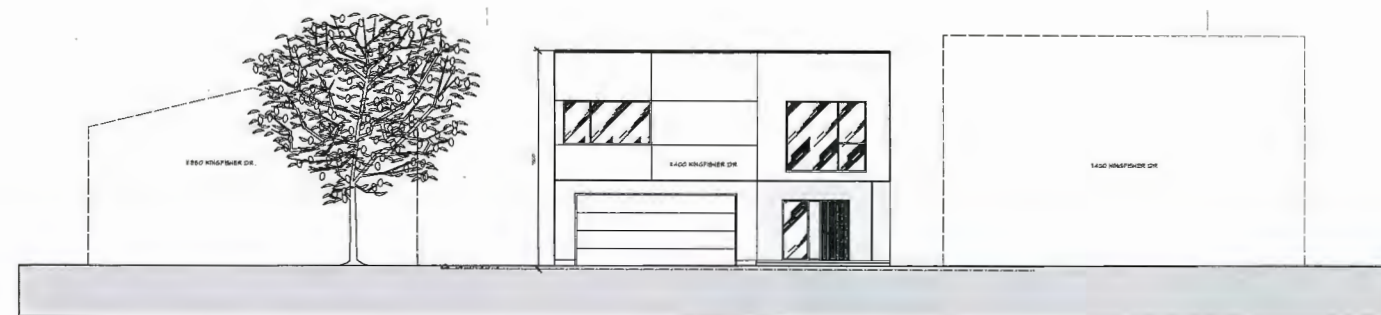




1 AERIAL PLAN



2 EXISTING STREETSCAPE IMAGE



3 STREETSCAPE ELEVATION  
SCALE: 1:100



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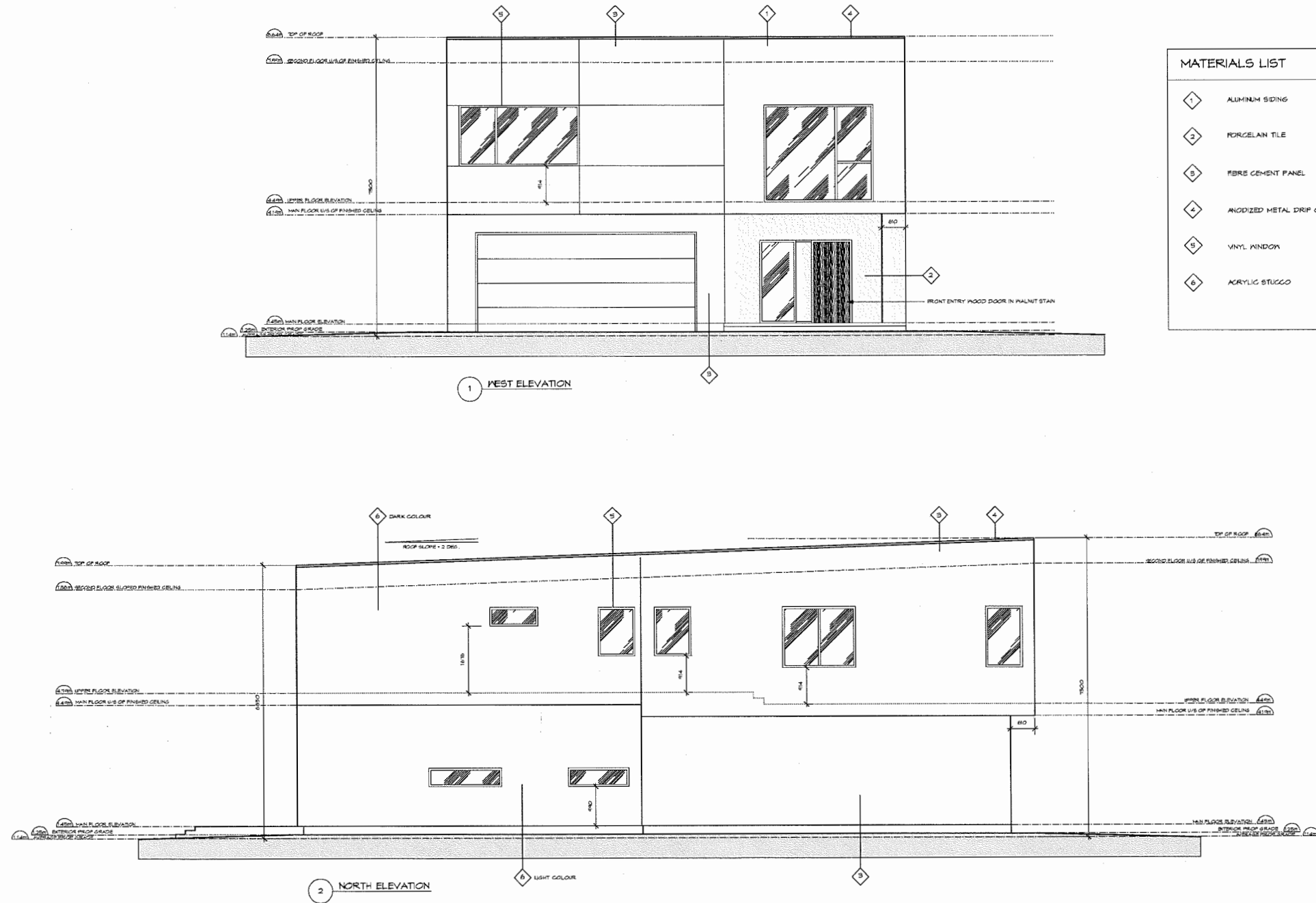
Date 05/13/2016  
Scale 1:100  
Drawn By AN  
Checked By JF

Drawing Title  
STREETSCAPE  
ELEVATION /  
CONTEXT

Project No. Drawing No.  
1498 A2

DV 15-718208

PLAN # 3.b.



MATERIALS LIST	
1	ALUMINUM SIDING
2	PORCELAIN TILE
3	FIBRE CEMENT PANEL
4	ANODIZED METAL DRIP CAP
5	VINYL WINDOW
6	ACRYLIC STUCCO

SPATIAL CALCULATIONS  
 WALL AREA 129.65 SQM  
 LIMITING DISTANCE 1.22m  
 PERMITTED OPENINGS 9.08 SQM (7%)  
 PROPOSED OPENINGS 8.50 SQM

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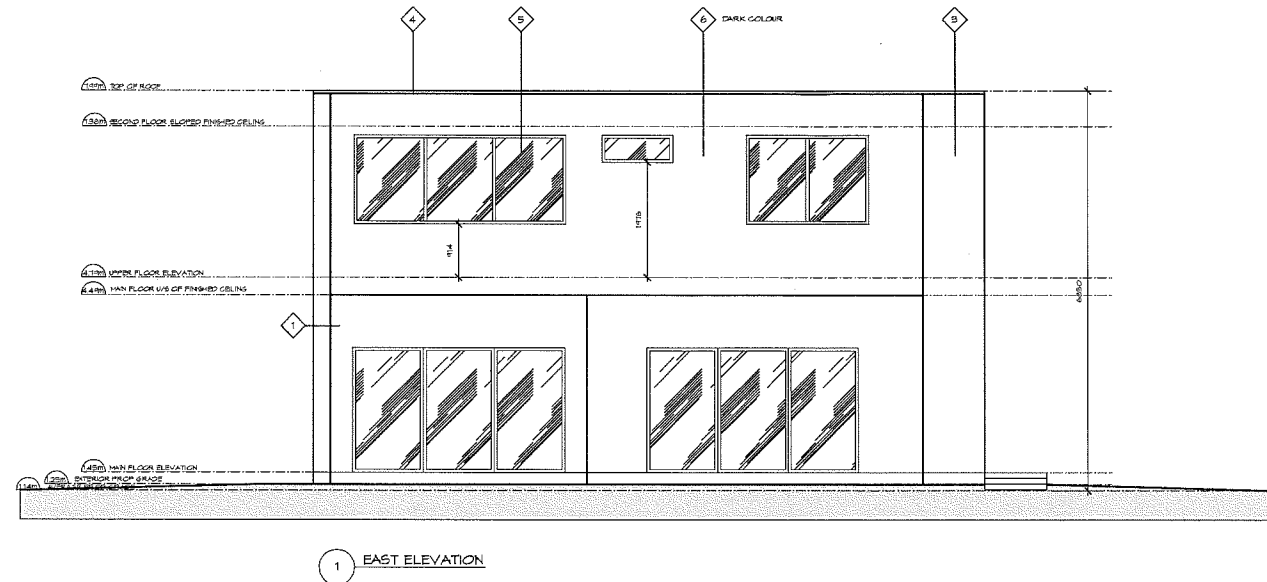
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Date 05/13/2016  
 Scale 1:50  
 Drawn By AN  
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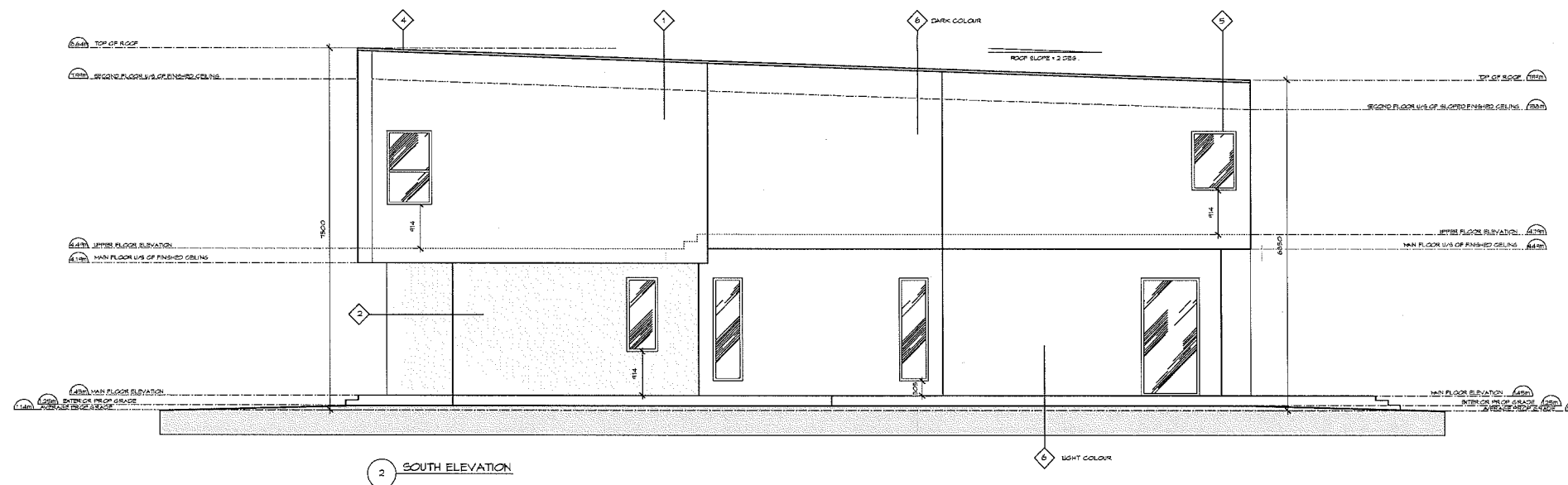
Drawing Title  
**EXTERIOR ELEVATION**

Project No. Drawing No.  
**1498 A5**

PLAN # 3.c.



MATERIALS LIST	
1	ALUMINUM SIDING
2	PORCELAIN TILE
3	FIBRE CEMENT PANEL
4	ANODIZED METAL DRIP CAP
5	VINYL WINDOW
6	ACRYLIC STUCCO



SPATIAL CALCULATIONS  
 WALL AREA 129.65 SQM  
 LIMITING DISTANCE 3.66m  
 PERMITTED OPENINGS 9.08 SQM (7%)  
 PROPOSED OPENINGS 9.04 SQM



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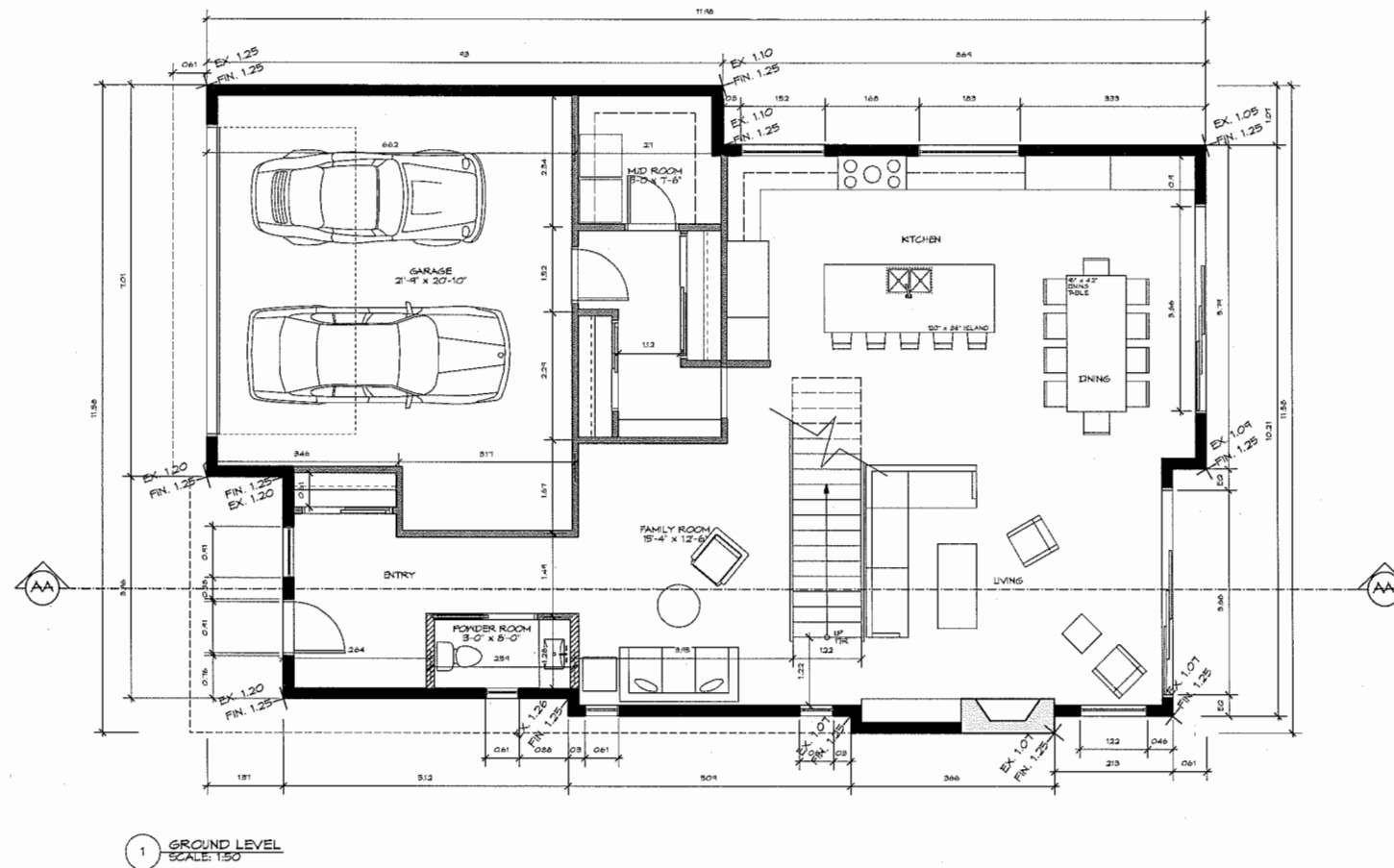
Drawing Title  
**EXTERIOR  
ELEVATION**

Project No. Drawing No.

1498 A6

**DV 15-718208**

PLAN # 3.d.



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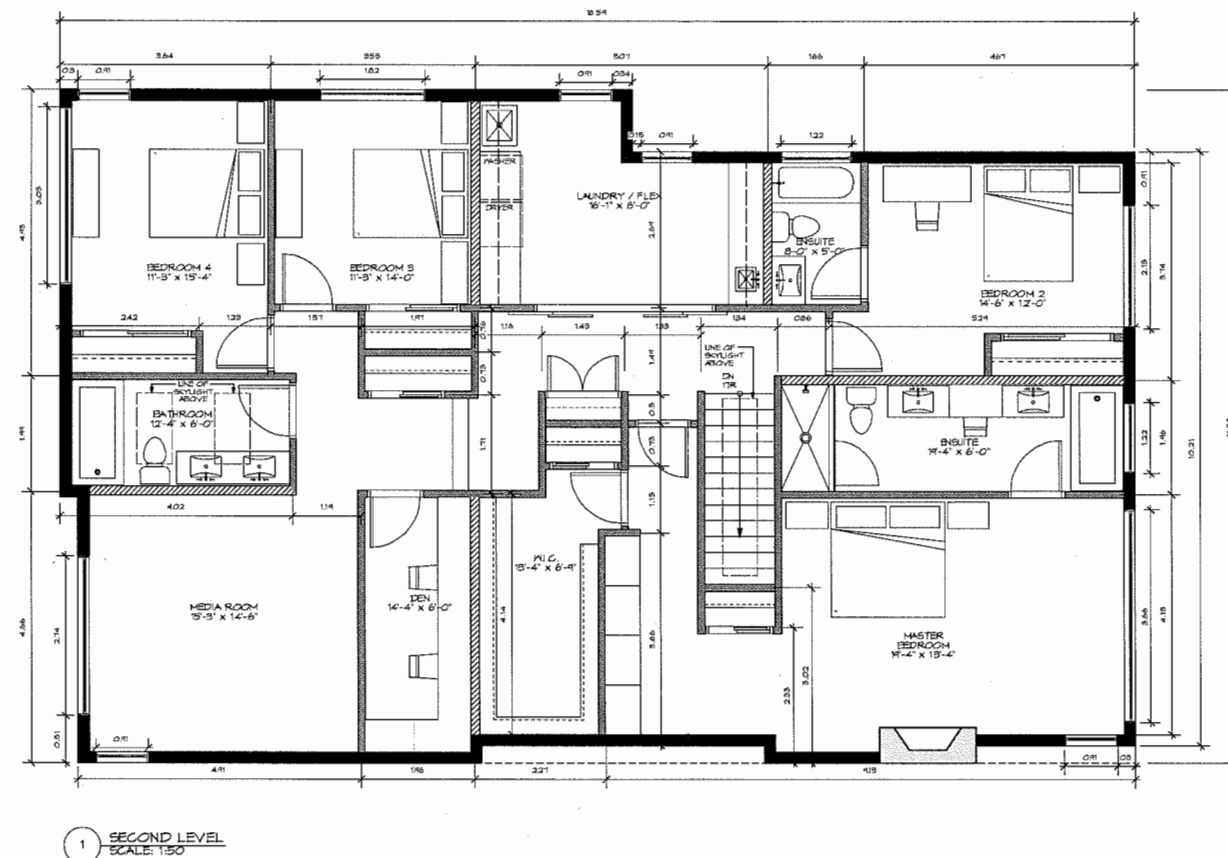
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Date 05/13/2016  
Scale 1/8" = 1'-0"  
Drawn By AN  
Checked By JT

Drawing Title  
**INTERIOR  
FLOOR PLAN  
GROUND LEVEL**

Project No. Drawing No.  
**1498 A3**

REFERENCE PLANS



1 SECOND LEVEL  
SCALE: 1/50



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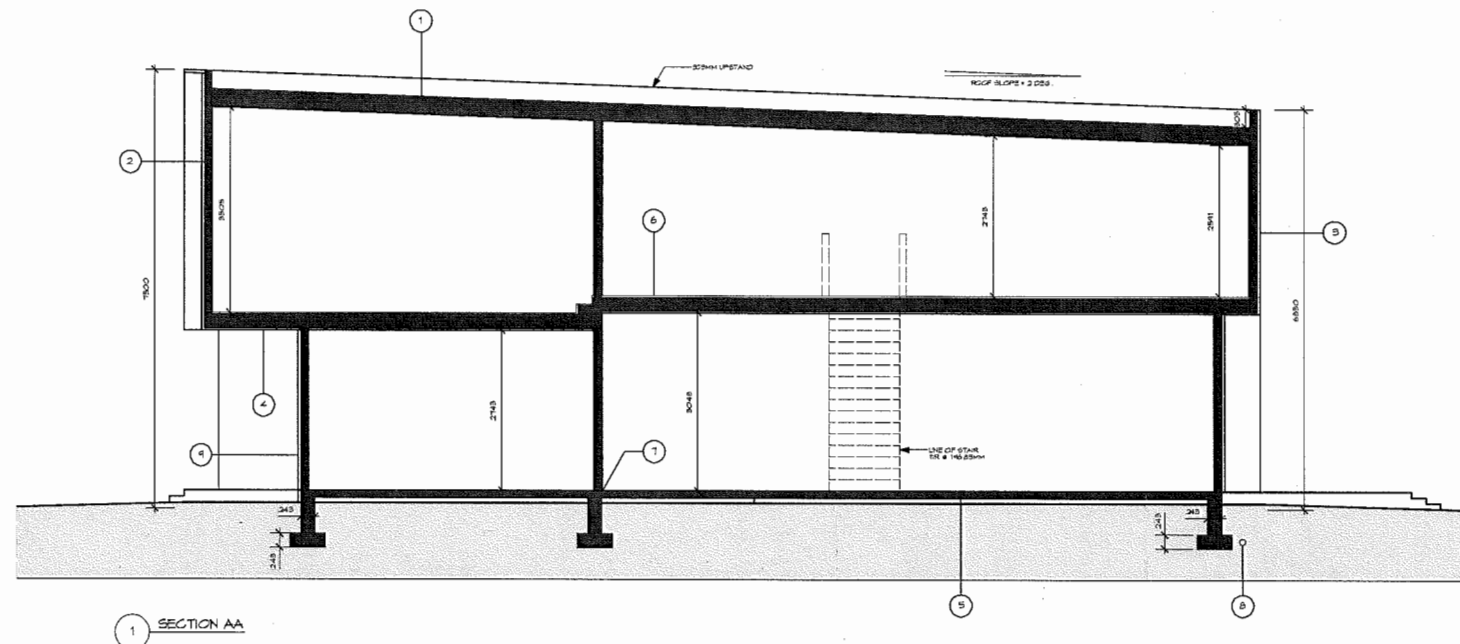
Date 05/13/2016  
Scale 1/50  
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Checked By JT

Drawing Title  
**INTERIOR  
FLOOR PLAN  
SECOND LEVEL**

Project No. Drawing No.  
**1498 A4**

**DV 15-718208**

REFERENCE PLANS



- ASSEMBLIES
1. TWO PLY TORCH ON ROOFING MEMBRANE  
- 5/8" ROOF SHEATHING PER ENGINEER'S SPECIFICATIONS  
- 2x4 CROSS PURLINS @ 24" O.C. (MIN 2% SLOPE 1 MIN)  
- 1/2" HT. 8 LON POINT  
- 2x6 ROOF JOISTS SPACED AS PER ENGINEER'S SPECIFICATIONS  
- BATT INSULATION (MIN R40 VALUE)  
- 6 MIL POLY VAPOR BARRIER (V RESISTANT)  
- 1 LAYER OF 5/8" GYPSUM BOARD CEILING FINISH
  2. ALUMINUM SIDING INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/CSB-41 24 ATTACHMENT TO CONFORM TO REQUIREMENTS IN SUBSECTION BCBG 4.213  
- WEATHER TREATED LUMBER 1x4 VERTICAL STRAPPING @ 16" O.C. TO PROVIDE AIRSPACE BETWEEN CLADDING AND SHEATHING MEMBRANE  
- 2 LAYERS OF 30MM BUILDING PAPER TO CONFORM TO CAN/CSB-51 33-M  
- 5/8" PLY OR OSB SHEATHING  
- 2x6 STUDS @ 16" O.C.  
- R20 BATT INSULATION AS PER BCBG 9.25.2.2 UNIFORMLY OVER ENTIRE FACE OF WALL FULL WIDTH AND LENGTH OF FRAMING WITH ONE FACE IN FULL CONTACT WITH SHEATHING  
- POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN LAP MIN 4" AT JOISTS, TAPE OR SEAL AIR-TIGHT  
- PROVIDE CONTINUOUS SEAL AT PENETRATIONS  
- TO CONFORM TO CAN/CSB-51 33-M  
- TO PROTECT ENTIRE SURFACE MAXIMUM PERMEANCE = 60NG/PA\*S\*M2 MEASURED IN ACCORDANCE W/ ASTM E 96 AS PER BCBG 9.25.4  
- 1/2" TYPE 'X' GYPSUM WALL BOARD
  3. 3 COAT ACRYLIC STUCCO ON METAL LATH  
- BUILDING PAPER  
- RAINSCREEN DRAINAGE MAT  
- BUILDING PAPER  
- 5/8" PLY OR OSB SHEATHING  
- 2x6 STUDS @ 16" O.C.  
- R20 BATT INSULATION  
- 6 MIL POLY VAPOR BARRIER  
- 1/2" GYPSUM WALL BOARD
  4. ALUMINUM SOFFIT  
- 2x10 STUDS @ 16" O.C.  
- R20 BATT INSULATION  
- 6 MIL POLY VAPOR BARRIER  
- 5/8" T&G PLYWOOD  
- FINISH FLOORING
  5. 4" THICK BASEMENT SLAB (20 MPA CONCRETE), CONTINUOUS POLYETHYLENE SHEET LAP MIN 4" AT JOISTS, TAPE OR SEAL AIR-TIGHT  
- R12 RIGID POLYSTYRENE INSULATION  
- MIN 6" GRANULAR MATERIAL OR CRUSHED STONE (COMPACTED)  
- CAULKING BEAD TO SEAL SLAB @ WALL C/M EXPANSION JOINT
  6. FINISHED FLOOR  
- 10" THICKER JOISTS (SPACING PER ENGINEER'S SPECIFICATIONS)  
- R10 NOISE BLANKET, FRICTION AT EACH JOIST SPACE  
- 1 LAYER OF 5/8" GYPSUM BOARD CEILING FINISH
  7. 5/8" ANCHOR BOLT @ 4' O.C.  
- 2x6 WOOD SILL PLATE C/M MOISTURE BARRIER  
- TYPE 'B' ROLL ROOFING SILL GASKET  
- 6" CONCRETE FOUNDATION
  8. 4" PERFORATED DRAIN TILE TO CONFORM TO CAN/CSA-B152.1 AS PER BCBG 9.14.9.1 INSTALLED AS PER BCBG 9.14.9.3 C/M MIN 6" GRANULAR MATERIAL OR CRUSHED STONE
  9. PORCELAIN TILE  
- WEATHER TREATED LUMBER 1x4 VERTICAL STRAPPING @ 16" O.C. TO PROVIDE AIRSPACE BETWEEN CLADDING AND SHEATHING MEMBRANE  
- 2 LAYERS OF 30MM BUILDING PAPER TO CONFORM TO CAN/CSB-51 33-M  
- 5/8" PLY OR OSB SHEATHING  
- 2x6 STUDS @ 16" O.C.  
- R20 BATT INSULATION AS PER BCBG 9.25.2.2 UNIFORMLY OVER ENTIRE FACE OF WALL FULL WIDTH AND LENGTH OF FRAMING WITH ONE FACE IN FULL CONTACT WITH SHEATHING  
- POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN LAP MIN 4" AT JOISTS, TAPE OR SEAL AIR-TIGHT  
- PROVIDE CONTINUOUS SEAL AT PENETRATIONS  
- TO CONFORM TO CAN/CSB-51 33-M  
- TO PROTECT ENTIRE SURFACE MAXIMUM PERMEANCE = 60NG/PA\*S\*M2 MEASURED IN ACCORDANCE W/ ASTM E 96 AS PER BCBG 9.25.4  
- 1/2" TYPE 'X' GYPSUM WALL BOARD

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Drawing Title: SECTION

Project No.: 1498  
Drawing No.: A7

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REFERENCE PLANS